

# Fordson Place

- 11,800 SF retail
- Between Fordson Road and Boswell Avenue
- Construction to begin early Spring
- Caribou Coffee among other retailers

# Costco Wholesale Club

- Construction of new 140,000 square foot building
- \$25 million cost, 250 jobs
- Demolished Spring 2012, construction to begin in weeks
- Open Spring 2013



# Mount Vernon Gateway





# Mount Vernon Gateway

- Plan amendment approved April 2012
- 500 residential units
  - 350 multifamily
  - 150 townhomes
- Awaiting rezoning application



# Bestway

- Site plan submitted for ~30,000 SF retail
- Hollywoods and Vines will stay for one more year
- CrossFit Gym Open in former garage site







Baywood Hotel

This is an aerial photograph of a suburban area. A red polygon outlines a specific plot of land, which is the site of the Baywood Hotel. The plot is situated between Richmond Highway and Woodlawn Ct. To the west of the plot is a residential area with houses and a road labeled Talbott Farm Dr. To the east is a large parking lot and some commercial buildings. The plot itself is mostly covered in trees and vegetation. The text 'Baywood Hotel' is written in white across the center of the red-outlined area.

Richmond Hwy

Talbott Farm Dr

Talbott Farm Dr

Richmond Hwy

1

Woodlawn Ct





# Baywood Hotel

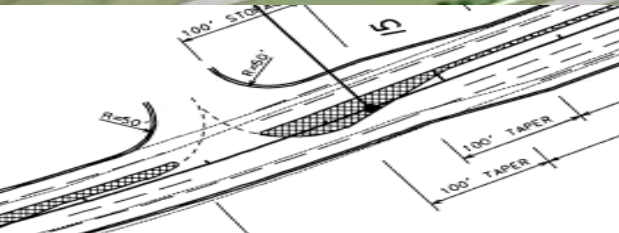
- Site of proposed Daks Restaurant
- Baywood Hotel purchased the site for 97 room hotel
- Rezoning approved July 2012
- Site plan approved November 2012, construction will begin in the Spring

# Woodlawn Baseball Fields

- Park Authority Bond in 2008 funded design
- Park Authority 2012 Bond would allow construction of new fields
- \$4 million



# Mulligan Road



Option 8

Old Mill Road Area

FHWA Richmond Hwy. - Telegraph Rd. Connector  
Fairfax County, Virginia



EFLHD - INTERSECTIONS  
CONNECTOR ROAD (OLD MILL ROAD)  
RTE 1 / MVMH  
DRAFT: 12-14-2005

# Mulligan Road

- Will establish a 4-lane road connection between Richmond Highway and Telegraph Road
- DoD funded 2 lanes – Fairfax County funded 2 more lanes with Commercial & Industrial Tax
- Phase 2 – Richmond Highway to Pole Road scheduled for completion in September 2013
- Board of Supervisors authorized renaming of Richmond Highway to Pole Road “Jeff Todd Way”



# Wegmans



- Rezoned for Town Center with retail and office space
- 367,000 sq. ft. of mixed use of office, retail and two drive through banks
- Greene Turtle Sports Bar, Elevation Burger, Panda Express
- Opening 1<sup>st</sup> – 2<sup>nd</sup> quarter 2014

TABLE 1.1	
EXISTING ZONING	PROPOSED ZONING
LAND AREA OF THE SUBJECT SITE	
TOTAL GROSS FLOOR AREA	
TOTAL GROSS FLOOR AREA	
MAXIMUM PERMITTED FLOOR AREA	
MAXIMUM PERMITTED FLOOR AREA	
PARKING SPACES REQUIRED	
OFFICE BUILDING	
OFFICE (2ND FLOOR)	
SHOPPING CENTER (RETAIL)	
TOTAL PARKING SPACES PROVIDED	
TOTAL PARKING SPACES PROVIDED	



# Widening Richmond Highway

- \$180 million to widen Richmond Highway to 6 lanes from Telegraph Road to Route 235 at Woodlawn
- RFQ issued for construction
- FHWA, VDOT, FCDOT hosted design charrettes with stakeholders
- Scheduled completion 2016



**BEGIN PROJECT**

**END PROJECT**



# Woodlawn Stables

- National Trust for Historic Preservation will consider options for future uses on their property consistent with their historic preservation mission
- Board approved Southern Bypass option Fall 2012
- Working with Woodlawn Stables to find a new location

*Photo by Jaimee Straley*

ARCADIA AT



WOODLAWN

Restaurant

Event Space

Kitchen & Classroom



Cafe & Retail

Food Hub

Demonstration Farm

Incubator Farm

Route One

Mt Vernon Highway



# ARCADIA

CENTER FOR SUSTAINABLE FOOD & AGRICULTURE



- Proposal to build a new restaurant, café & retail, demonstration farm, food hub and event area
- Would require approvals by ARB and BOS

# Richmond Highway Widening through Accotink







## ACCOTINK VILLAGE

FAIRFAX COUNTY, VIRGINIA





# Village of Accotink



# Village of Accotink

- Rezoning approved in January to build 283 residential units and 24,000 SF retail in mixed use development
- Corner of Backlick Road and Richmond Highway
- Across from Tulley Gate and Kennedy Shelter

ACCOTINK VILLAGE

FARFAX COUNTY, VIRGINIA

# Summit Oaks

- 30 new single family homes
- East side of Richmond Highway near Pohick Road, north of Noman Cole plant
- Complete late 2013







Summit Oaks

# Walgreens

- Corner of Richmond Highway & Lorton Road
- Walgreens Pharmacy & Bank pad site
- Walgreens now open





# IHOP Lorton

- Replacing Polo Grill
- In Gunston Plaza
- Grand Opening late April



# INOVA Lorton Healthplex





# INOVA Lorton Healthplex

- \$13 million
- Two-story, 50,000 square foot freestanding ambulatory care center
- 24-hour emergency services
- Outpatient care— ER, Lab, Imaging

# South County Middle School

- Doors opened with 1,037 students; school has a capacity of 1,350
- All classrooms have natural light and there is an interior courtyard
- Developed with an Advanced Academic Center, School Board formally designated the center in January 2013



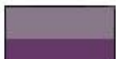

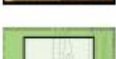





# Laurel Hill Adaptive Reuse Area





# LEGEND

-  ADAPTIVE REUSE RESIDENTIAL BUILDING
-  ADAPTIVE REUSE COMMERCIAL BUILDING
-  ADAPTIVE REUSE COMMUNITY AND CIVIC BUILDING
-  NEW BUILDING - COMMERCIAL
-  NEW RESIDENTIAL ATTACHED
-  NEW RESIDENTIAL LOT
-  BUILDING RESTRICTION LIMIT
-  ADAPTIVE REUSE OPEN SPACE
-  NEW OPEN SPACE
-  ALTERNATIVE PARKING LOCATION PENDING RETAIL/OFFICE S.F.
-  STORM WATER MANAGEMENT POND AREA



LAUREL HILL  
ILLUSTRATIVE SITE PLAN



Studio39

LORTON, VIRGINIA  
MARCH 2, 2012  
N.T.S.



# LEGEND

- RETAIL
- RETAIL PARKING  
(267 OR 344 SPACES)
- OFFICE
- OFFICE PARKING  
(120 OR 180 SPACES)
- ADAPTIVE REUSE RESIDENTIAL
- ADAPTIVE REUSE RES. PARKING  
(318 SPACES)
- NEW RESIDENTIAL
- NEW RESIDENTIAL PARKING  
(171 ON-STREET VISITOR SPACES)
- POWER HOUSE RETAIL
- POWER HOUSE RETAIL PARKING  
(30 SPACES)
- COMMUNITY/CIVIC
- COMMUNITY/CIVIC PARKING  
(16 SPACES)
- ALT. PARKING LOCATIONS  
PENDING RETAIL/OFFICE S.F.

## LAUREL HILL PARKING USE PLAN



STUDIO39

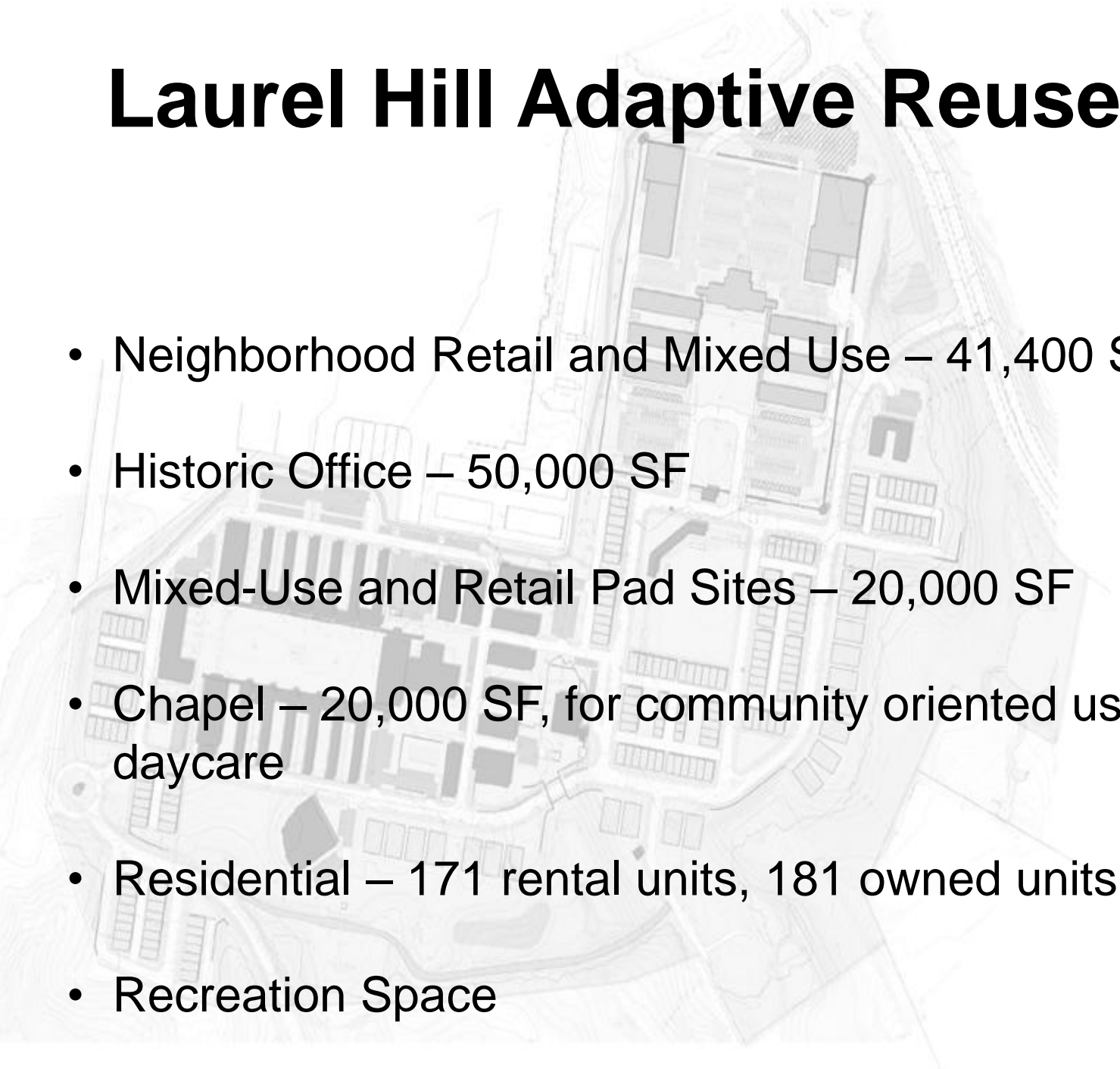
LORTON, VIRGINIA  
MARCH 2, 2012  
N.T.S.















# Laurel Hill Adaptive Reuse Area

- Neighborhood Retail and Mixed Use – 41,400 SF
- Historic Office – 50,000 SF
- Mixed-Use and Retail Pad Sites – 20,000 SF
- Chapel – 20,000 SF, for community oriented uses, daycare
- Residential – 171 rental units, 181 owned units
- Recreation Space

## LEGEND



	RETAIL (25,000 SF)
	OFFICE
	OFFICE PARKING (120 OR 180 SPACES)
	ADAPTIVE REUSE RESIDENTIAL
	ADAPTIVE REUSE RES. PARKING (318 SPACES)
	NEW RESIDENTIAL
	NEW RESIDENTIAL PARKING (171 ON-STREET VISITOR SPACES)
	POWER HOUSE RETAIL
	POWER HOUSE RETAIL PARKING (30 SPACES)
	COMMUNITY/CIVIC
	COMMUNITY/CIVIC PARKING (18 SPACES)
	ALT. PARKING LOCATIONS PENDING RETAIL/OFFICE S.E.

LAUREL HILL  
PARKING USE PLAN



Studio39

LORTON, VIRGINIA  
MARCH 2, 2012  
N.T.S.

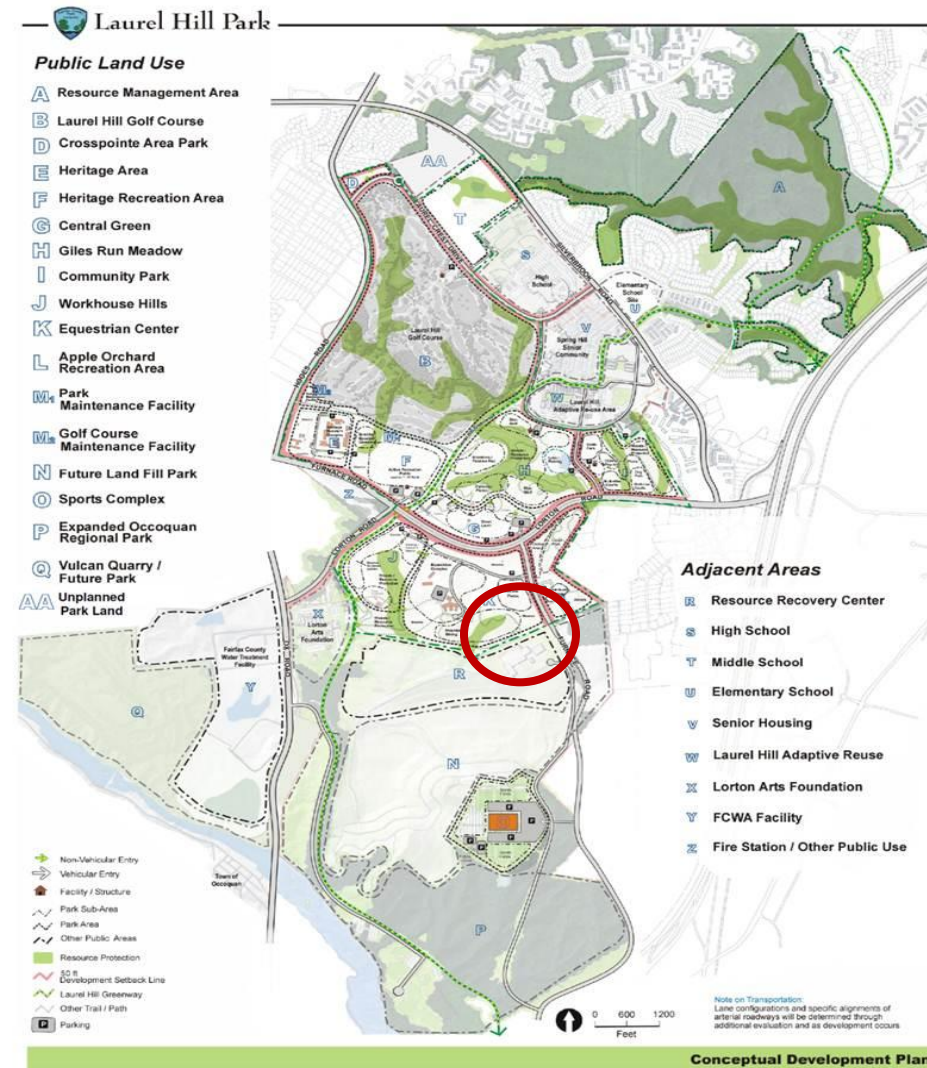




# LAUREL HILL PARK

## Equestrian Center Development – Phase I

- Riding ring – 200' x 240'
- Started: January, 2013
- Completion: August 2013
- Cost: \$907,000
- Funding: 2004 Park Bond, park proffers





# LAUREL HILL GOLF CLUB



## 2013 U. S. Amateur Public Links Championship

- Laurel Hill Golf Club will host the USGA Amateur Public Links Championship
- July 15-20





# Workhouse Arts Center

- 100 artists work on site in their own studios
- 9 local, national and international exhibit galleries
- More than 500 educational opportunities
  - glass blowing, spinning, weaving, painting floor cloths, digital photography, Ikebana, screenwriting, etc.



# Workhouse Arts Center

- Children's Theater
- Concerts, movies, picnics, fairs
- Farmers' market on the Quadrangle Thursdays





# Green Energy Corridor

- Repurpose the closed landfill in Lorton for using a mix of renewable energy
  - Solar
  - Geothermal
  - Wind
  - Recovered methane gas
- Board evaluating the proposal

# BLM

- Sequestration calls into question the future of boarding operations and funding for a new barn
- BLM will issue the Decision of Record in the next 60 days
- February/March public meeting on decision and project timeline
- Intends to continue equestrian operations at Meadowood



# Grist Mill Artificial Turf Field

- Ann Smith, widow of LTC Gary F. Smith, who died in the Pentagon on 9/11, is donating money to fund an artificial turf field
- Bond proceed savings will help fund the remaining portion

# Artificial Turf Fields

- Obtained funding for 1 new turf field and half the cost of a 2<sup>nd</sup> field through development proffers
- Could be used at Mount Vernon or West Potomac High School
- Future development will fund more fields



# Islamic Saudi Academy

- Visioning Task Force recommend **not** to renew the lease
- Gerry renewed it anyways
- NOVA interested in Mount Vernon Campus, non-profits interested in co-location



# Victory – The Bus Tour is Done



409 4-9